

Ecology response for F/24/97487 MOORGREEN FARMHOUSE, MOORGREEN FARM,
BURNETTS LANE, WEST END, SOUTHAMPTON, SO30 2HH

Conversion of C3 office/store to C1 holiday-let

Gary Osmond

13/6/24

Essentially this retrospective application for change of use to a holiday let is an application for upgrading the foul sewage system. Biodiversity enhancement for bats was included in the original application H/21/91427.

Ecology's remit is for consultations on surface water drainage and not foul drainage. The area shown for the new sewage treatment plant is quite close to the buildings, replacing an existing system in the same location.

The application is exempt (de minimus exemption) from providing 10% biodiversity net gain however biodiversity enhancements are still required in accord with Local Plan policy DM 11 and NPPF paragraph 180. A swift nest box (or other enhancements described on the web links below) may be appropriate for this building.

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

(<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Additional information on biodiversity enhancements is available at:

<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats

<https://www.wildaboutgardens.org.uk/sites/default/files/2022-03/WAG16%20Bats%20updated%202022%20WEB.pdf> - Stars of the Night guide to attract bats into your garden

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

<https://www.hampshireswifts.co.uk/nesting>

<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

<https://www.swift-conservation.org/OurLeaflets.htm>

<https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/>

www.bats.org.uk/resources/guidance-for-professionals/landscape-and-urban-design-for-bats-and-biodiversity

<https://ptes.org/my-garden/>

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